

ZB# 87-41

Steven Pazoga

47-1-44

87-41 - Pazoga, Steven - sideyard

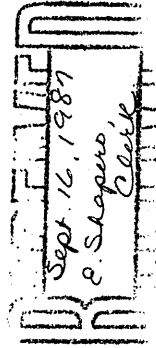
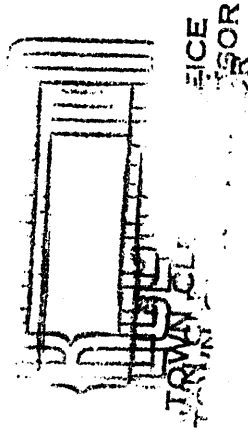
Prelim;
June 22, 1987

App. furnished 6/22

Public Hearing
Aug. 10th

Notice to
Sentinel on
7/7/87 ✓

Area Variance
Granted on
8/10/87



TOWN CLERK'S OFFICE
TOWN OF NEW WINDSOR

General Receipt

9125

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

July 21 19 87

Received of Steven Payoga \$ 25.00

Twenty Five and 00/100 DOLLARS

For Variance Application Fee 87-41

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check #25.00</u>		
<u># 2387</u>		

By

Pauline J. Townsend
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

STEVEN AND CARMELA PAZOGA

#87-41.

-----X

WHEREAS, STEVEN AND CARMELA PAZOGA, 4 Garden Drive, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for 7 ft. sideyard variance to construct garage at residence located above in an R-4 zone; and

WHEREAS, a public hearing was held on the 10th day of August, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared in behalf of themselves; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to construct a garage to residence with insufficient sideyard at premises located above.

3. The evidence presented by the applicant substantiated the fact that a 7 ft. sideyard variance would be required in order for applicants to meet the bulk requirement for sideyard in an R-4 zone.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because applicant cannot purchase additional land within which to construct garage.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

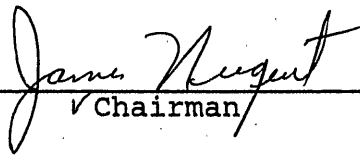
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 7 ft. sideyard variance to applicant in accordance with plans submitted to the Building Inspector and presented at the public hearing.

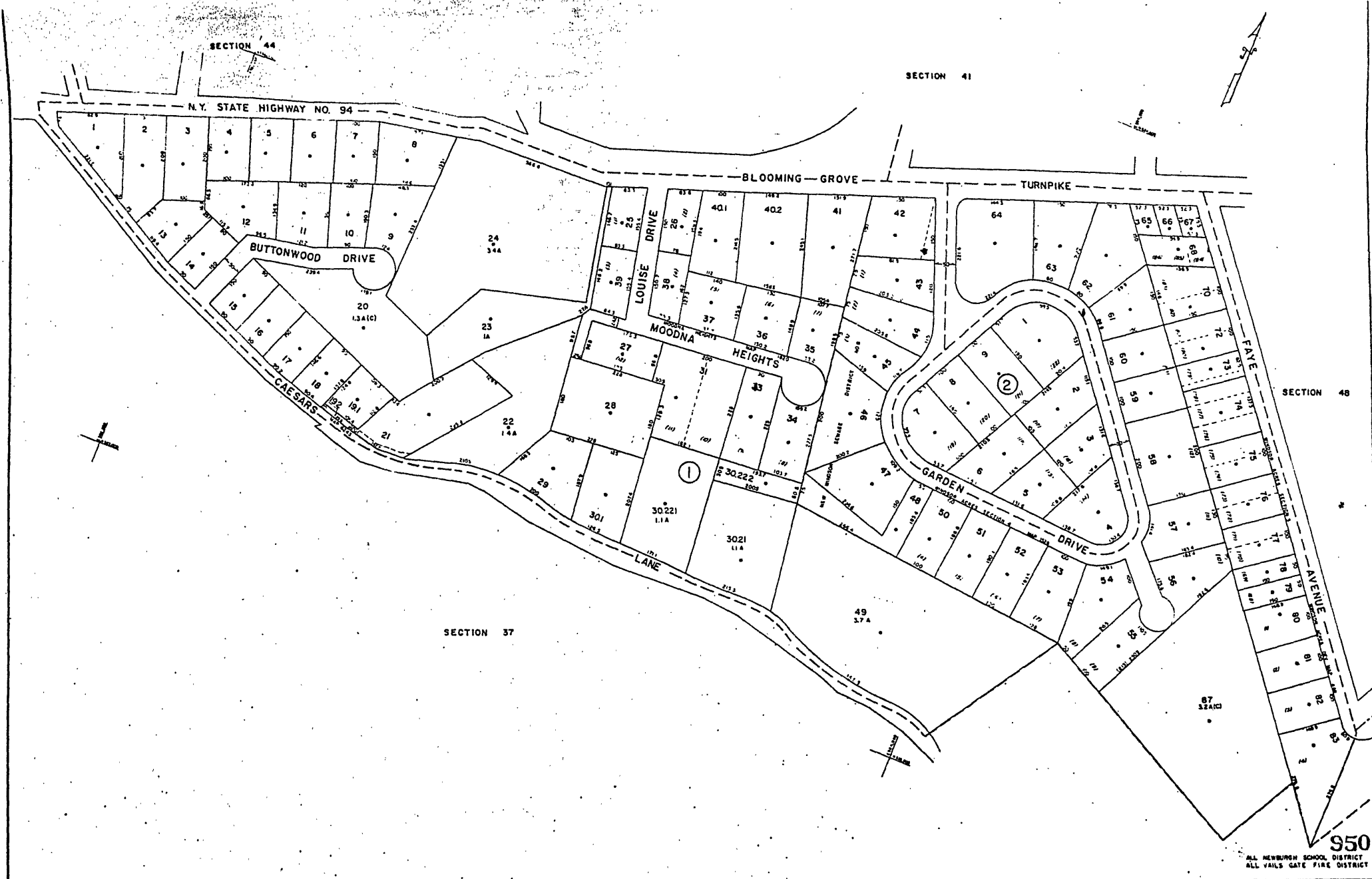
BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 14, 1987.



Chairman



Report by
AERO SERVICE CORPORATION
 200 West 42nd Street
 New York 36, N.Y.
FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
LOT OR SUBDIVISION LINE	SECTION LINE	TAX MAP SHEET NO.	FILED PLAN SHEET NO.
ROUTE & SECTION LINE	SECTION LINE	AREA	STATE HIGHWAYS
ROUTE & SECTION LINE	SECTION LINE	SECTION NO.	COUNTY HIGHWAYS
PROPERTY LINE	SECTION LINE	SECTION NO.	TOWN ROADS

ORANGE COUNTY-NEW YORK
 Photo No. 14-52.33 Date of Map 3-25-67
 Date of Photo 3-1-63 Date of Revision 3-1-68
 Scale 1"=100'

TOWN OF NEW WINDSOR
 Section No. 47



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

August 11, 1987

Mr. and Mrs. Steven Pazoga
4 Garden Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#87-41

Dear Mr. and Mrs. Pazoga:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT your above request for a variance at the August 10, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script that reads 'Patricia A. Barnhart'. The signature is written in dark ink and is positioned above the typed name.

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-41.

Date: 6/23/87

I. ✓ Applicant Information:

- (a) Steven + Carmela Pazoga, 4 Garden Dr., 561-5938
(Name, address and phone of Applicant) New Windsor (owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. ✓ Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) Windsor Acres 4 Garden DRIVE 47-1-44 100 x 205.62
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC.
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1976
- (e) Has property been subdivided previously? NO When? —
- (f) Has property been subject of variance or special permit previously? NO When? —
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: outdoor shed

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____

- (b) ~~The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.~~

V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1 15</u>	<u>1 8</u>	<u>1 7</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application..

Existing garage is collapsing.
existing garage is too small to house
automobiles, lawn tools + chemicals
to improve the looks of the house +
maintain original looks of the house.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Will follow Building Inspector's building requirements.
Maintain original look of the house & give consideration to the rest of the neighborhood's landscape.

IX. Attachments required:

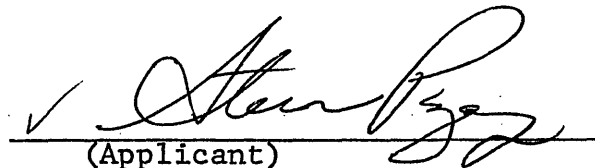
- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☐ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date June 24, 1987.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)

Sworn to before me this
____ day of _____, 19____.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

*received
Zoning
Town Clerk's office
7/6/87 sh.*

July 6, 1987

Mr. & Mrs. Steve Pazoga Jr.
4 Garden Dr.
New Windsor, NY 12550

Re: 47-1-44 Variance List/500 ft. Radius

Dear Mr. & Mrs. Pazoga:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$65.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very truly yours,

Christian E. Jahrling/cp

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp
Attachments

Conklin, James E.
17 Broad St.
New Windsor, NY 12550

Navarra, Angelo
9 Louise Dr.
New Windsor, NY 12550

McCormick, Jeffrey P. & Gail L.
9 Louise Dr.
New Windsor, NY 12550

Koenig, Albert & Herta
156 Caesars Lane
New Windsor, NY 12550

Capicotto, Anthony F. & Marilyn F.
11 Louise Dr.
New Windsor, NY 124550

Capicotto, Mark John & Debra Ann
2 Homewood Ave.
Newburgh, NY 12550

Mozgiel, Edward & Anna
8 Louise Dr.
New Windsor, NY 12550

Littlefield, Raymond J. & Marcella
8 Louise Dr.
New Windsor, NY 12550

Piscitelli, Grace
Ludovico, Rose
6 Lousie Dr.
New Windsor, NY 12550

Freeman, Doris & John
4 Louise Dr.
New Windsor, NY 12550

Tangredi, Vincent J. & Kary S.
Continental Road
Cornwall, NY 12520

Ardizzone, Realty Inc.
833 Blooming Grove Tpke.
New Windsor, NY 12550

Manpel M.D., Jack
91 Blooming Grove Tpke.
New Windsor, NY 12550

Losinno, Nichola L. & Jeanette M.
89 Blooming Grove Tpke.
New Windsor, NY 12550

Schliphack, Kenneth R. & Diane E.
2 Garden Dr.
New Windsor, NY 12550

Castanaro, Joseph
6 Garden Dr.
New Windsor, NY 12550

McQuade, Ellenor M. & Emanuel A.
8 Garden Dr.
New Windsor, NY 12550

Callas, Peter & Kathryn M.
10 Garden Dr.
New Windsor, NY 12550

Mohr, Thomas E. & Joan
142 Caesars Lane
New Windsor, NY 12550

Myzelow, Mary Jo &
Sanford, Theresa M.
12 Garden Dr.
New Windsor, NY 12550

Rothstein, Albert & Eleanor
14 Garden Dr.
New Windsor, NY 12550

Scott, Robert & Marjorie K.
16 Garden Dr.
New Windsor, NY 12550

Work, Ray C. & Muriel
32 Garden Dr.
New Windsor, NY 12550

Butt, Clifford W. & Lillian L.
34 Garden Dr.
New Windsor, NY 12550

Rohan, Frank & Stella
36 Garden Dr.
New Windsor, NY 12550

Roach, James J. Jr. & Bridget Ann
Box 54B, Route 208
Wallkill, NY 12589

Curry, Adelbert W. & Vera J.
40 Garden Dr.
New Windsor, NY 12550

MacGregor, William Jr. & Jane E.
42 Garden Dr.
New Windsor, NY 12550

Ruperto, Donna M.
15 Garden Dr.
New Windsor, NY 12550

Pesetzky, Marilyn
13 Garden Dr.
New Windsor, NY 12550

Klein, Gloria
11 Garden Dr.
New Windsor, NY 12550

Reilly, Joseph P. & Pamela D.
9 Garden Dr.
New Windsor, NY 12550

Husted, Robert & Herska Lisa
7 Garden Dr.
New Windsor, NY 12550

Detro, Douglas A.
5 Garden Dr.
New Windsor, NY 12550

Paul, John W. & Mary E.
3 Garden Dr.
New Windsor, Y 12550

Doupona, Mary E. & Joseph
1 Garden Dr.
New Windsor, NY 12550

Malizia, Frederick P. & Dorothy
17 Garden Dr.
New Windsor, NY 12550

Conyee, Donald L. & Mary
96 Blooming Grove Tpke.
New Windsor, NY 12550

Gormley, Harriette L.
Blooming Grove Tpke.
New Windsor, NY 12550

Peters, Gregory Joseph & Virginia
106 Blooming Grove Tpke.
New Windsor, NY 12550

DaSilva, Vincent & Virginia
311 Quassaick Ave.
New Windsor, NY 12550

Applegate, Arthur M. & Lillian
309 Quassaick Ave.
New Windsor, NY 12550

Vale, Mary G. Peters &
Peters, Manuel
Peters, Gregory
DaSilva, Virginia
108 Blooming Grove Tpke.
New Windsor, NY 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 8/10/87

DATE: August 3, 1987

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

KOMANCHAK, BETSY & JOHN - AREA VARIANCE
PROVANZANA, EDWARD - AREA VARIANCE
PAZOGA, EUGENE - AREA VARIANCES
ZACCARO, JOSEPH - AREA VARIANCE
LE ROY, DANE - AREA VARIANCE

I have attached hereto copies of the pertinent application(s) together with public hearing notice(s) which were published in The Sentinel.

Patricia A. Barnhart, Secretary
Zoning Board of Appeals

/pab

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

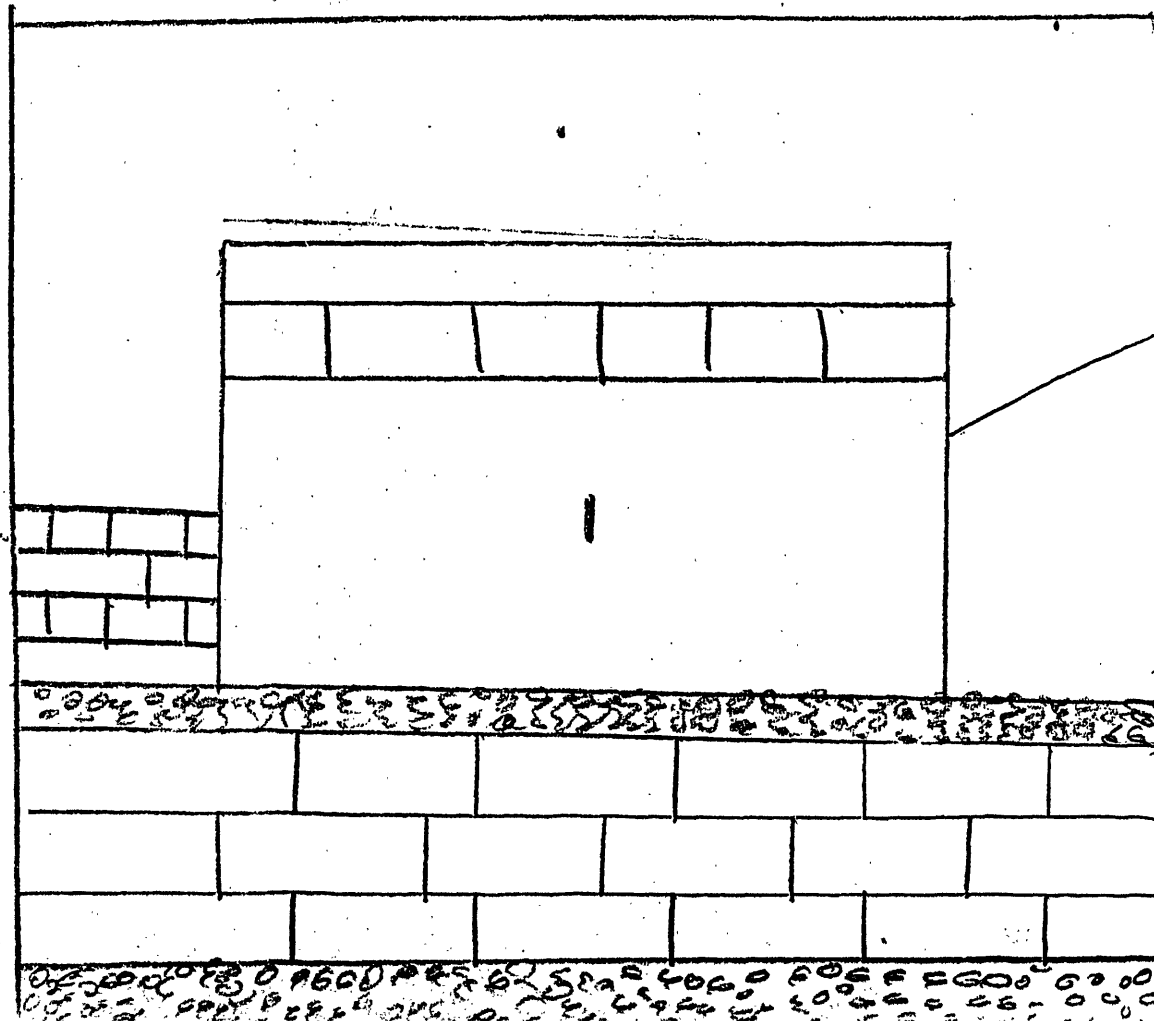
Appeal No. 41
Request of Steven and Carmela Pazoga
for a VARIANCE of
the regulations of the Zoning Local Law to
permit Construction of two-car garage
at residence with insufficient side yard;
being a VARIANCE of
Section 48-12 - Table of Use/Bulk Regs - Col. F
for property situated as follows:
4 Garden Drive, New Windsor,
N.Y.

SAID HEARING will take place on the ____ day of
_____, 19____, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
____ o'clock P. M.

Jack Babcock.
Chairman

PAZOGA
GARAGE PLAN
FRONT SIDE (EAST)

OUTSIDE TO
BE BRICK OR
VINYL SIDING



8'X10' GARAGE
DOOR

6" THICK CONCRETE
FLOOR

8" CEMENT BLOCK
TO GROUND LEVEL

FOOTING 48" DE
18" WIDE
9" THICK CONCRETE
(MINIMUM)

PAZOGA GARAGE PLAN

1/2" Plywood on
Roof →
Asbestos shingles

Roof RAFTERS
2"X8" w/16" center

2"X8" CROSS
STRUCTURE

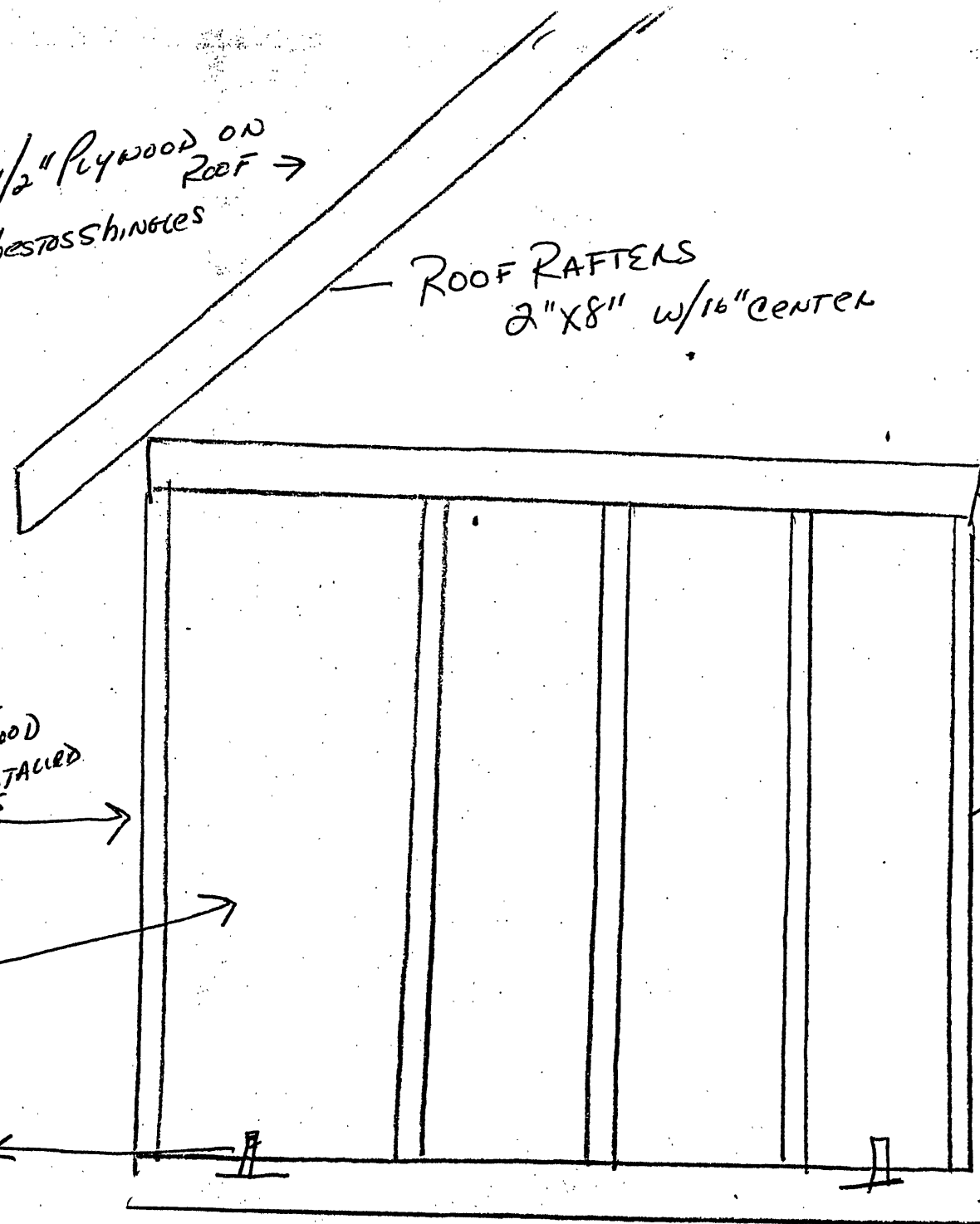
Before brncl on
SIDING - 1/2" Plywood
+ TARPAPER INSTALLED
ON OUTER WALLS →

INSIDE WALLS
INSULATED
+ SHEETROCKED →

2X4 STUD
WALLS 16" CENTRE

ANCHOR
PLATES ←

6" CONCRETE
FLOOR



LAW OFFICES OF
NORTHROP AND STRADAR

GEORGE MILNER NORTHROP
GEORGE F. STRADAR, JR.

JAMES L. MONELL
STEWART P. GLENN

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550

(914) 562-0020
(914) 561-8000

October 28, 1976

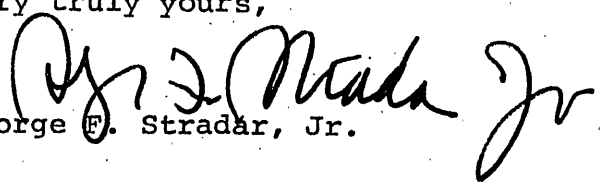
Mr. and Mrs. Steven Pazoga
396 Washington Street
Newburgh, NY 12550

Re: Ryan to Pazoga

Dear Mr. and Mrs. Pazoga:

We enclose herewith Warranty Deed dated September 27, 1976, made by John J. Ryan and Thelma M. Ryan to Steve Pazoga and Carmela Pazoga which has been recorded in the Orange County Clerk's Office on September 29, 1976, in Liber 2047 of Deeds, at page 1062, and which you will wish to keep with your other important papers.

Very truly yours,


George F. Stradar, Jr.

GFS/mm
R-2434
Enc.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 2047 PAGE 1062

THIS INDENTURE, made the 27th day of September, nineteen hundred and seventy-six,
BETWEEN JOHN J. RYAN and THELMA M. RYAN, residing at 4 Garden Drive,
 Town of New Windsor, County of Orange, State of New York,

party of the first part, and STEVE PAZOGA and CARMELA PAZOGA, residing at
 396 Washington Street, City of Newburgh, County of Orange, and State
 of New York, as tenants by the entirety;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN AND NO/100 (\$10.00)-----dollars,

lawful money of the United States, and other good and valuable considerations paid
 by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, Orange County, New York, and known
 and designated as Lot #2 on a Map entitled "Windsor Acres, Section #4,
 located in the Town of New Windsor, Orange County, N. Y.," made by
 Robert Morrison P. E., dated December 19, 1952, and filed in the
 Orange County Clerk's Office January 14, 1953, and more particularly
 bounded and described as follows:

BEGINNING at a point in the west line of a new street sometimes called
 Windsor Drive, which point is at the southeasterly corner of lot #1 on
 said Plan and is 266.58 feet on a course of south 9 degrees 21 minutes
 east from the intersection of the westerly line of said Windsor Drive
 and the southerly line of Blooming Grove Turnpike and running thence
 south 9 degrees 21 minutes east along the westerly line of said street
 47.77 feet to a point and thence continued along said street on a
 curve for a distance of 67.23 feet to the northeast corner of lot #3
 on said Plan and running thence north 75 degrees 38 minutes west for
 a distance of 205.62 feet to a point at the northwest corner of said
 lot #3; running thence north 2 degrees 55 minutes east along lands
 now or formerly of Miller for a distance of 75 feet to the southwest
 corner of lot #1 on said plan; running thence south 86 degrees 04
 minutes east along said lot #1 for a distance of 203.27 feet to the
 point or place of beginning.

Subject to the following covenants and restrictions:

1. That any dwelling house which shall be built, maintained or
 erected, shall be built at least 30 feet back from the front line of
 the road and that no more than one dwelling house shall be built or
 maintained on each lot of 50 feet frontage.

LR LR
TR TR

party of the first part, and STEVE PAZOGA and CARMELA PAZOGA, residing at 396 Washington Street, City of Newburgh, County of Orange, and State of New York, as tenants by the entirety;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

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lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, Orange County, New York, and known and designated as Lot #2 on a Map entitled "Windsor Acres, Section #4, located in the Town of New Windsor, Orange County, N. Y.," made by Robert Morrison P. E., dated December 19, 1952, and filed in the Orange County Clerk's Office January 14, 1953, and more particularly bounded and described as follows:

LR BEGINNING at a point in the west line of a new street sometimes called Windsor Drive which point is at the southeasterly corner of lot #1 on said Plan and is 266.58 feet on a course of south 9 degrees 21 minutes east from the intersection of the westerly line of said Windsor Drive and the southerly line of Blooming Grove Turnpike and running thence south 9 degrees 21 minutes east along the westerly line of said street 47.77 feet to a point and thence continued along said street on a curve for a distance of 67.23 feet to the northeast corner of lot #3 on said Plan and running thence north 75 degrees 38 minutes west for a distance of 205.62 feet to a point at the northwest corner of said lot #3; running thence north 2 degrees 55 minutes east along lands now or formerly of Miller for a distance of 75 feet to the southwest corner of lot #1 on said plan; running thence south 86 degrees 04 minutes east along said lot #1 for a distance of 203.27 feet to the point or place of beginning.

Subject to the following covenants and restrictions:

1. That any dwelling house which shall be built, maintained or erected, shall be built at least 30 feet back from the front line of the road and that no more than one dwelling house shall be built or maintained on each lot of 50 feet frontage.
 2. That no house or structure shall be erected upon said lot which house shall cost less than \$6000.
 3. That no junk or other unsightly obstructive material shall ever be stored, kept or maintained on said premises or any part thereof nor shall any cows or pigs be kept on the said premises or any part thereof.
- x d*

4. Sewage disposal and water supply systems shall be installed or constructed in accordance with the regulations of the New York State Department of Health.

Subject to such state of facts as an accurate survey and careful inspection of the premises may reveal provided such state of facts does not render the title to the premises unmarketable.

BEING the same premises conveyed by deed dated August 24, 1957, from William J. McNamara and Joan E. McNamara to John J. Ryan and Thelma M. Ryan, and recorded in the Orange County Clerk's Office on November 12, 1957, in Liber 1446 of Deeds at Page 7.



TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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THIRD.—That the said premises are free from incumbrances, except as aforesaid;

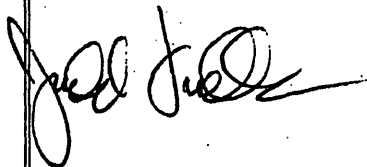
FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

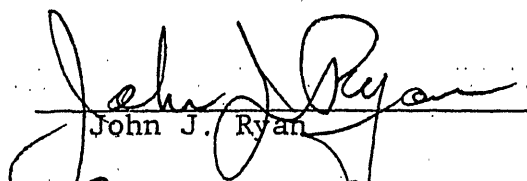
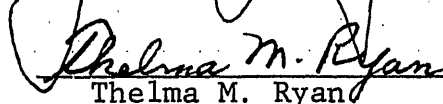
FIFTH.—That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




John J. Ryan

Thelma M. Ryan

STATE OF NEW YORK, COUNTY OF ORANGE

ss: STATE OF NEW YORK, COUNTY OF

ss:


On the 27th day of September, 1976, before me personally came JOHN J. RYAN and THELMA M. RYAN

On the day of 19 , before me personally came

LIBER 20477 PAGE 1064

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.


Notary Public
JERALD FIEDELHOLTZ
NOTARY PUBLIC, State of New York
Qualified in Orange County
Commission Expires March 30, 1977

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Warranty Deed
WITH FULL COVENANTS

R-2434
NSB# 114760

TITLE No.

SECTION
BLOCK
LOT
COUNTY OR TOWN

7/10
3/1

JOHN J. RYAN and THELMA M. RYAN

TO

STEVE PAZAGO and CARMELA PAZAGO

PAZOGA

RETURN BY MAIL TO:

R+R+UG
NORTHROP + STRADAR
388 BROADWAY
PO BOX 2395
NEWBURGH NY 12550

ING OFFICE

S. day
7/10/77
2047
1064
22
Clerk

STATE OF NEW YORK, COUNTY OF

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SS: STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. .

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Warranty Deed
WITH FULL COVENANTS

TITLE No.

JOHN J. RYAN and THELMA M. RYAN

TO

STEVE PAZAGO and CARMELA PAZAGO

SECTION

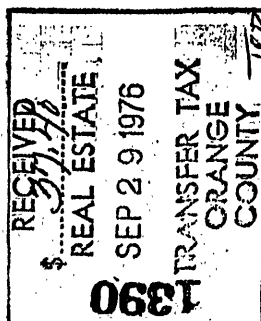
BLOCK

LOT

COUNTY OR TOWN

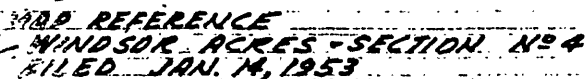
RETURN BY MAIL TO:

PC+R+UG
NORTHROP + STRALAR
388 BROADWAY
PO Box 2395
NEWBURGH NY Zip No. 12550



Orange County Clerk's Office, S.S.
Recorded on the 19th day
of Sept 19th at Pike
o'clock PM in Liber 2247
Page 162 at page 162
and Examined.
O. W. Winters
Clerk

BLOOMING GROVE TURNPIKE



Ronald A. Washburn
116.49 48368

**SURVEY FOR
STEVEN PAZOGA
CARMELA PAZOGA**

STEVEN PAZOGA		
CARMELA PAZOGA		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY
DATE: SEPT. 9, 1976		REVISED
TOWN OF NEW WINDSOR ORANGE CO., N.Y.		
		DRAWING NUMBER 1225'

General Receipt

9049

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

June 23, 1987

Received of Carmela Pajoga \$ 25.00

Twenty-five and 00/100 DOLLARS

For Deposit on Assessor's Variance List

DISTRIBUTION.

FUND	CODE	AMOUNT
Cash		\$25.00

By Pauline S. Townsend

Town Clerk
Title

③

Prelim. Pat

June 22nd

7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

87-41

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 5/14, 1987

To STEVEN & CARMELA PAZOS 561-5938
4 Garden Drive
New Windsor, N.Y.

PLEASE TAKE NOTICE that your application dated 5/14, 1987

for permit to Build Garage on Property R-4 Zone

at the premises located at 4 Garden Drive

is returned herewith and disapproved on the following grounds:

Need 15 Ft Side Yard - You HAVE 8 Ft Need
VARIANCE FOR 7' Ft

John Finnegan
Building Inspector

Requirement

Proposed or

Variance

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

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is returned herewith and disapproved on the following grounds:

Need 15 Ft Side Yared - ~~4~~ HAVE 8 Ft Need
VARIANCE FOR 7' FT

John Finnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>15</u>	
Reqd. Rear Yd.	<u>8</u>	<u>7</u>
Reqd. Street Frontage*		
Max. Bldg. Fgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
** Non-residen districts only

Name of Owner of Premises STEVEN + CARMELA PAZOGA
Address 4 GARDEN DRIVE Phone 561-5938
Name of Architect.....
Address..... Phone.....
Name of Contractor.....
Address..... Phone.....
State whether applicant is owner, lessee, agent, architect, engineer or builder.....
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the WEST side of GARDEN DRIVE
(N. S. E. or W.)
and 266.58' feet from the intersection of Bloomington Turnpike
2. Zone or use district in which premises are situated Windsor Acres
3. Tax Map description of property: Section #4 Block..... Lot 2
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy GARAGE b. Intended use and occupancy GARAGE
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... ☒ Repair..... Removal.....
Demolition..... Other.....
6. Size of lot: Front 100' Rear 75' Depth..... Front Yard..... Rear Yard..... Side Yard.....
Is this a corner lot? NO
7. Dimensions of entire new construction: Front 24' Rear 24' Depth 30' Height..... Number of stories 1
8. If dwelling, number of dwelling units 0 Number of dwelling units on each floor 0
Number of bedrooms 0 Baths 0 Toilets 0
Heating Plant: Gas 0 Oil 0 Electric 0 / Hot Air 0 Hot Water 0
If Garage, number of cars 1 1/2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use..... NONE
10. Estimated cost \$ 7,000.00 Fee \$ 50.00/100
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspector will check under concrete floors and under slab Plumb.

Address.....Phone.....

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the WEST side of GARDEN DRIVE
(N. S. E. or W.)

and 266.58' feet from the intersection of Bloomington Turnpike

2. Zone or use district in which premises are situated Windsor Acres

3. Tax Map description of property: Section #4 Block..... Lot 2

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy GARAGE b. Intended use and occupancy GARAGE

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....
Demolition.....Other.....

6. Size of lot: Front 100' Rear 75' Depth..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 24' Rear 24' Depth 30' Height..... Number of stories 1

8. If dwelling, number of dwelling units 0 Number of dwelling units on each floor 0

Number of bedrooms 0 Baths 0 Toilets 0

Heating Plant: Gas 0 Oil 0 Electric 0 / Hot Air 0 Hot Water 0

If Garage, number of cars 1 1/2

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use NONE

10. Estimated cost \$7,000.00 Fee \$50.00/100
(to be paid on filing this application)

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CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

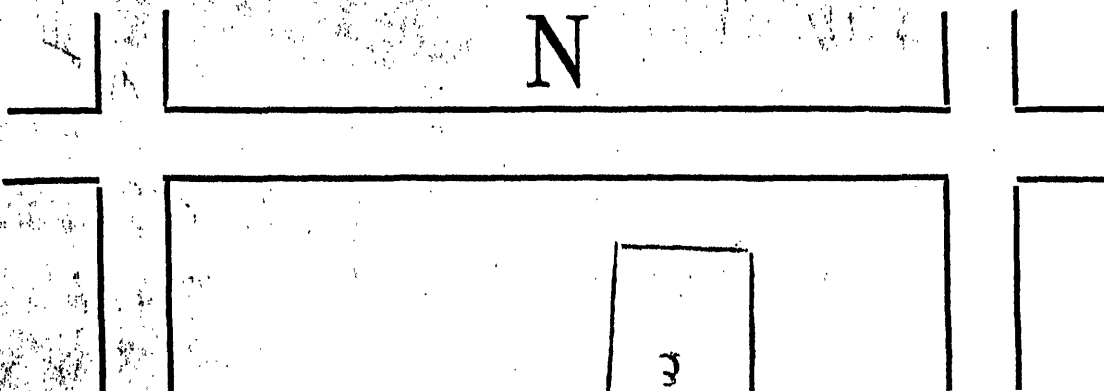
.....
(Signature of Applicant)

4 GARDEN DRIVE
.....
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

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Alan P. Goggin
(Signature of Applicant)

4 GARDEN DRIVE
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.

